

Bohemian Club in San Francisco and became prominent in club life. Mr. Walter had a national reputation as an artist having been connected with many of the greatest metropolitan papers in the United States. He was born in Vienna, Austria, and was fifty three years of age. He was an officer in the Austrian army and served in the war of 1866 and afterward came to America in 1878 and was married in New York in 1883.

Mr. Solly Walters career has been a brilliant one and he leaves behind nothing but laurels. He was a jolly bohemian as all who knew him can testify—one of those gentle spirits like Eugene Field and E. A. Crawford, of the *World*, whom all loved who had the privilege to know

them. As friend Walters had to go so soon Hawaii is honored by his death in this land of picturesque—beauty that undoubtedly challenged his acute artistic sense. What an ideal spot for an artist to die in.

In offering our heartfelt condolence to his widow, let us ask if she cannot be consoled that it could have been here, by the murmuring placid sea, and our beautiful sunsets that shed liquid, jeweled colors upon the shimmering sea? What beautiful impressions must he have taken with him to the other world of the depths of nature as he went to the divine in the great hereafter. There was no one in the newspaper or artistic profession but loved the gentle soul of Solly Walters.

Business and Real Estate.

Hotel Enterprises.

The number of hotel enterprises projected in anticipation makes one smile. Various projects have been announced, some showing evidence of vitality and others an intangible existence. It is gratifying that the Peacock scheme shows for itself and shortly many of us will have the pleasure of seating ourselves upon the spacious verandas with opportunity to enjoy life as we have long desired.

Improvement Clubs.

Improvement clubs organized for the purpose of encouraging and promoting the general improvement of particular localities should be numerous in this city. Membership should be large and confined to tax payers (they have rights) whose private enterprise, through the medium of their club, should do much to put in condition many of our streets. On the Coast, besides agitating necessary improvements on the part of municipal authorities, the members of these clubs oftentimes spend considerable from their own pockets to bring about desirable changes.

"In Union there is strength." Light and water facilities are necessary. Organize and surely good results will follow.

Property holders should immediately petition for sewers. Later they may have to pay for them themselves.

Review of the Market.

A story, alike satisfactory and significant, is to be found in the condition of the real-estate market. Satisfactory because it constitutes a silver lining to the clouds of business depression entailed by the untimely presentations. Real-estate here in Honolulu hasn't lowered in the estimation of its owners or those who have resided here for any length of time. We have just passed through a very depressing condition of things. And it is gratifying to know that our people have fully understood and have lost no confidence in the prospects. It is positive that traffic, as far as tourists are concerned, is demoralized for the time being, thus seriously interrupting the business of the retail mercantile classes. Last year, comparatively, will show greater real estate transactions to date. The demand for property has been good and much has been sold. A high-water mark was reached last year, but if it had not been for the present difficulties I am confident we would have passed this mark. Little, if any, property has been offered at auction, but naturally when business is better and present conditions thoroughly adjusted many properties, now withheld, will be offered in the market. Property on the so-called "Plains" has improved wonderfully and will continue to do so. The projected electric line will greatly enhance the value of the eastern and outlying districts to the surprise of the residents.

The advancement in value of real estate in Honolulu cannot be held back; it will steadily advance. New localities will be sought for sites for residences. Our population will increase, justifying the desire for homes.

Removing Chinese Quarters.

Municipal regulation of the Chinese problem has come to the

front; and is assuming quite a radical form. No less action is intended than the removal of the Chinese quarter to Kalihi or elsewhere. People will undoubtedly look upon this intended act to remove the Chinese quarter, from different standpoints. The man renting property has a selfish motive to impel him to induce interference in the matter. The one who owns nothing is always in favor of anything against the Mongolian, not caring whether it is right or wrong. The political demagogue, always on the lookout for some horse to mount, will endeavor to ride this horse for what it is worth. Fair-minded men, and they are numerous in Honolulu, realize that the present location of the Chinese quarter is a drawback to our city. It is realized that strangers, who come here on a visit, see in Chinatown so much to disgust and sicken that, after the first surprise on seeing it, is over, express astonishment that the conditions should be tolerated as long as it has been where it was. It would be of no moment to discuss the reasons why the Chinese were allowed to settle within their present limits. The painful fact exists that they had built up a strong barrier between two great sections of this city. No greater boon to the town could possibly be than its removal to some of the distant suburbs not yet settled. But, while this is a very desirable change, the fact is not lost sight of that there are grave legal difficulties to be overcome. The United States Courts once pronounced such acts illegal, because of being special, or class, legislation. While the same fate may be in store for the present proposed movement I personally hope that discretion will be used, and when municipal laws exist, with right of control, that the Chinese question will be recognized by authority and the people regulated accordingly. Whatever may be the motives of people who attempt a legal control of the evils that have flowed from Chinese and Japanese immigration to our city, if, in the end, good results are attained the public like the thirsty traveler drinking cool, clear water from the swift-flowing river at his side thinks naught of the time when it was muddy and forbidding.

Think This Over.

Few persons have any conception of the increase in Honolulu Real Estate within the last two or three years, dazzled by the tales of vast fortunes quickly made in some other countries they stand with their hands in their pockets and mouths agape listening to these exaggerated yarns, and cursing their luck for not "getting in" on something. If they would follow the example of some wise-heads at home and invest their money right here, they would have little cause for complaint. Within two or three years property has trebled in value in many localities. Take Makiki district for instance, it is not unfrequent that some one endeavors to impress the fact that it was not long ago when they might have gotten a large slice of the Plains in exchange for an old silver watch, or some story as ridiculous, still they didn't do it, and stand now with no property at all. Others have been fortunate bought lots, little by little, and to-day have not only a home but ample land left for speculative purposes. REAL ESTATE.